



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 5.00pm on Wednesday 5 September 2018 at Parmoor House

Those present: Peter Sayers (Chair), Mike Duckering, Mike Sheppard, Rob Rimmel, Bruce Buchanan, Douglas Ogle, Andrew Booton & Tess Beck (Minutes)

Observers: Andrew Chard & Mike Richardson

65/67 High Street, Cheltenham

Proposed shopfront alteration and installation of extract system at rear

Planning ref: 18/01571/FUL

The Planning Forum's opinion is that the proposed shop front is bland, uninteresting and not in context with the building's setting, which is at a prominent position at a junction of the High Street. If the design can't improve on the existing frontage, then it should be left as it is.

130 High Street, Cheltenham

Replacement ATM and associated alterations

Planning ref: 18/01517/LBC

No comment.

The Old Courthouse, County Court Road, Cheltenham

Replacement ATM and associated alterations

Planning ref: 18/01292/LBC

No comment

Merrivale, 27 St Likes Road, Cheltenham

Demolition of existing 1 & 2 storey rear extensions and erection of new 1 & 2 storey extensions and new single storey side extension

Planning ref: 18/01611/FUL

The Planning Forum feels that the proposed alterations are a rationalisation of a previous awkward rear extension, and seem adequately resolved.

14 Royal Parade, Bayshill Road, Cheltenham

Construction of a rear infill extension, garage and annex, and internal alterations

Planning ref: 18/01585/LBC

It would be helpful in applications like this to see a whole streetscape in order to better contextualise the proposed alterations. The Planning Forum would welcome the garage and annex being an additional dwelling, given the housing shortage, and the design could be more ambitious, e.g. a full two storeys. We would also welcome Cheltenham Borough Council developing better guidelines for rear lanes in prime development locations.

101 Shurdington Road, Cheltenham

Conversion of existing building from two flats to single dwelling, erection of single storey rear extension and various external works

Planning ref: 18/01602/FUL

No comment.

19 - 23 Prestbury Road, Cheltenham

Subdivision and change of use of part ground floor from shop storage to office

Planning ref: 18/01596/COU

No comment.

12 Charlton Park Gate, Cheltenham

New replacement dwelling

Planning ref: 18/01700/FUL

The Planning Forum welcomes a contemporary style building, although some details seem unnecessarily complicated (e.g. the 2 chimneys). We expect the end result may be better than the plans depict. The applicant might consider sedum roofs for the main building.

19 Lansdown Parade, Cheltenham

Various works to roof and chimney stacks

Planning ref: 18/01670/LBC

No comment.

The Quadrangle, Imperial Square, Cheltenham

Variation of Condition 10 of planning consent 18/00277/FUL re: detailed lighting scheme for roof-top restaurant

Planning ref: 18/01722/COND

No comment.

27 Gratton Road, Cheltenham

Internal and external alterations

Planning ref: 18/01724/LBC

No comment.

326A Prestbury Road, Cheltenham

Demolition of existing building and erection of 6 dwellings

Planning ref: 18/01709/FUL

The Planning Forum supports the comments of the Joint Waste Team. Provision for parking, emergency access and refuse collection does not seem to have been properly considered on this site. We have concerns about shading issues for the neighbouring Tatchley Mews, especially to the garden. The style of the proposed buildings is standard for modern houses in Cheltenham, though the cladding styles do not seem to have been consistently applied. The inclusion of a second floor on the houses facing Prestbury Road makes the buildings too bulky and block-like.

109 - 117 High Street, Cheltenham

External alterations and front extension to existing building, various changes of use, installation of plant equipment and re-arrangement of parking layout.

Planning ref: 18/01721/FUL

The Planning Forum

Burger King, 206 High Street, Cheltenham

New internally illuminated external signs

Planning ref: 18/01697/ADV

The Planning Forum objects strongly to the proposed second floor sign: its position and its size. The Planning Forum also objects to the size (diameter) of the projecting roundel, which is too large.

Unit 30, Regent Arcade, Regent Street, Cheltenham

Various external and internal alterations and conversion of existing building to create 4 no. ground floor restaurants, 1 no. leisure unit, a two storey roof-top restaurant and installation of roof-top plant.

Planning ref: 18/01630/FUL

The Planning Forum welcomes the proposed improvements to the lower end of Regent Street, but it is concerned that the proposed street furniture layout in Ormond Place will leave no space for the florist's stall. The florist's stall adds variety to the Promenade, and its presence should be encouraged. Any change to the road surface should be fit for purpose for the weight and volume of traffic that uses Regent Street.

Telephone kiosks

Over the summer there have been 11 applications to place phone kiosks in the town centre in prominent locations in the High Street and Promenade. The applicant appears to be taking advantage of a wayleave to create advertising hoardings. The Planning Forum objects to this attempt to introduce additional pavement clutter with no public benefit.